

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **HAZEL DELL APARTMENTS**

Case Number: **PSR2006-00061; EVR2006-00082**

Location: 9709 NE Hazel Dell Avenue

Request: The applicant is requesting site plan approval to construct an 11-unit apartment complex on a 0.35 acre property located in the R-43 zone.

Applicant: Ricardo Santiano
28391 Millwood Road
Portola Hills, CA 92679

Contact Person: Chris Goodell
Land Tech, Inc.
8835 SW Canyon Lane, # 402
Portland, OR 97225
(503) 291-9398; (503) 291-1613 [Fax]
chrisg@landtechesp.com

Property Owner: Abelardo Veran
9709 NE Hazel Dell Avenue
Vancouver, WA 98665

Staff Contact: Justin McConachie, (360) 397-2375, extension 5993

Neighborhood Contact:
NE Hazel Dell Neighborhood Association
Bud Van Cleve, President
1407 NE 68 Street
Vancouver, WA 98665

695-1466

E-mail to Bud Van Cleve: BSVANC@aol.com

Legal Description of Property: Tax Lot 44 (145805), located in the Northeast Quarter of Section 3, Township 2 North, Range 1 East of the Willamette Meridian.

Plan/Zone Designation: UH (Urban High Density Residential)/ R-43

Approval Standards/Applicable Laws:

Title 15 (Fire Prevention); Section 40.220.020 (Residential & Office Residential District); Section 40.320 (Landscaping); Section 40.340 (Parking & Loading); Section 40.350, (Transportation & Circulation); 40.360 (Solid Waste & Recycling); 40.370 (Sewer and Water); 40.380 (Stormwater & Erosion Control); 40.500 (Procedures); 40.510.020 (Type II Process); 40.520.010 (Legal Lot Determination); 40.520.040 (Site Plan Review); 40.570 (SEPA); 40.610 & 40.620 (Impact Fees)

Application & Fully Complete Date:

Application Filed: July 5, 2006

Fully Complete: August 10, 2006

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting **Justin McConachie** at **(360) 397-2375, Ext. 5993** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Justin McConachie
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact justin.mcconachie@clark.wa.gov

Date of This Notice: August 24, 2006

<p><u>Closing Date for Public Comments:</u> September 7, 2006</p>
